

ORDINANCE NO. 20151008-027

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 701 AND 709 CHAPARRAL ROAD FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT, FAMILY RESIDENCE (SF-3) DISTRICT AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT FOR TRACT 1 AND TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT FOR TRACT 2.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services (CS) district, family residence (SF-3) district and single family residence standard lot (SF-2) district to commercial services-conditional overlay (CS-CO) combining district for Tract 1 and to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district for Tract 2 on the property described in Zoning Case No. C14-2015-0003B, on file at the Planning and Zoning Department, as follows:

Tract 1:

Lot 23, Block A, Circle "S" Ridge Section 1 Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 4, Page 285 of the Plat Records of Travis County, Texas,

Tract 2:

Lot 22, Block A, Circle "S" Ridge Section 1 Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 4, Page 285 of the Plat Records of Travis County, Texas (cumulatively referred to as the "Property")

locally known as 701 and 709 Chaparral Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Except as otherwise provided in this section, driveway access to Chaparral Road from the Property is prohibited. This section does not apply to the residence located at 701 Chaparral Road.
- C. Drive-in service use for the Property is prohibited as an accessory use to commercial services.
- D. The maximum height of a building or structure for Tract 1 may not exceed 1 story or 18 feet.
- E. The maximum height of a building or structure for residential use for Tract 2 may not exceed 1 story or 18 feet.
- F. Development of Tract 2 may not exceed 1 unit.
- G. A 25-foot wide vegetative buffer with an 8-foot tall solid fence shall be provided for Tract 2 along the south and west property lines.
- H. The following uses are not permitted uses of Tract 1:

Adult-oriented businesses	Agricultural sales and services
Automotive washing (of any type)	Bail bond services
Automotive repair services	Hotel-motel
Building maintenance services	Campground
Commercial blood plasma center	Community garden
Construction sales and services	Convenience storage
Equipment sales	Equipment repair services
Kennels	Exterminating services
Monument retail sales	Laundry services
Outdoor sports and recreation	Maintenance and service facilities
Service station	Outdoor entertainment
Transportation terminal	Plant nursery
Vehicle storage	Transitional housing
Drop-off recycling collection facility	Urban farm
	Limited warehousing and distribution

I. The following uses are not permitted uses of Tract 2:

Automotive repair services
Bail bond services
Outdoor entertainment
Plant nursery
Urban farm
Drop-off recycling collection
facility

Automotive washing (of any type)
Community garden
Exterminating services
Outdoor sports and recreation
Service station
Hotel-motel

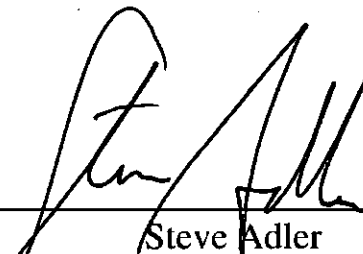
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district, the community commercial (GR) district, the mixed use (MU) combining district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 19, 2015.


PASSED AND APPROVED

October 8, 2015

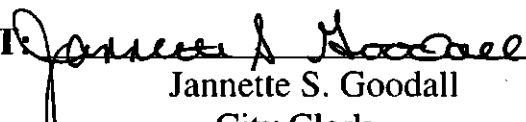
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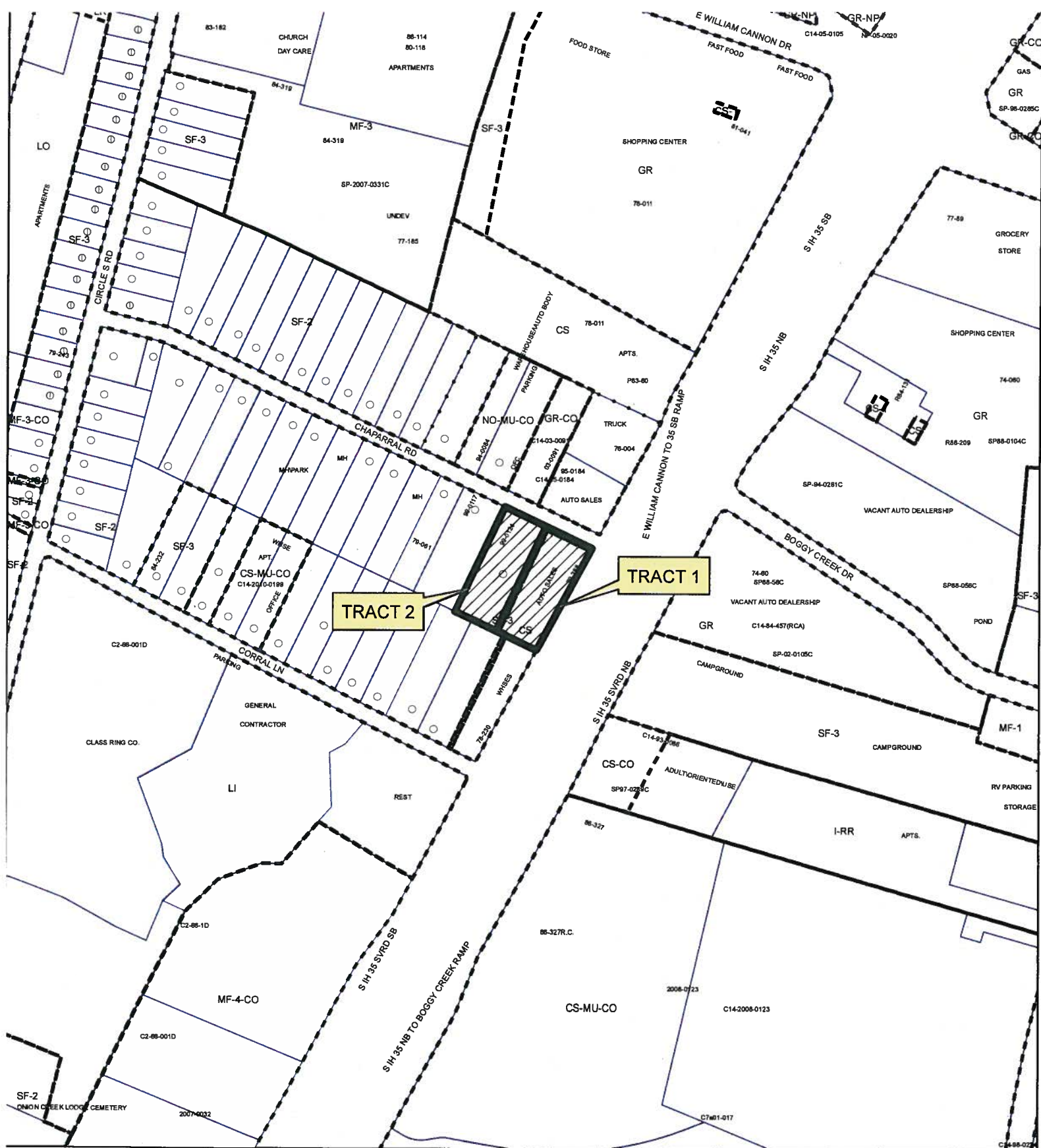

Steve Adler
Mayor




APPROVED:


Anne L. Morgan
Interim City Attorney

ATTEST:


Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2015-0003B

Exhibit A

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

